TAHOE CITY LODGE A CONCEPT FOR KILA TAHOE

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PREVIOUS PROPOSAL

VIEW 1 - LOOKING NORTHEAST

PROPOSED





PREVIOUS PROPOSAL

PROPOSED





PREVIOUS PROPOSAL

PROPOSED



VIEW 4 - FROM THE GOLF COURSE



PROPOSED





EXISTING

PROPOSED





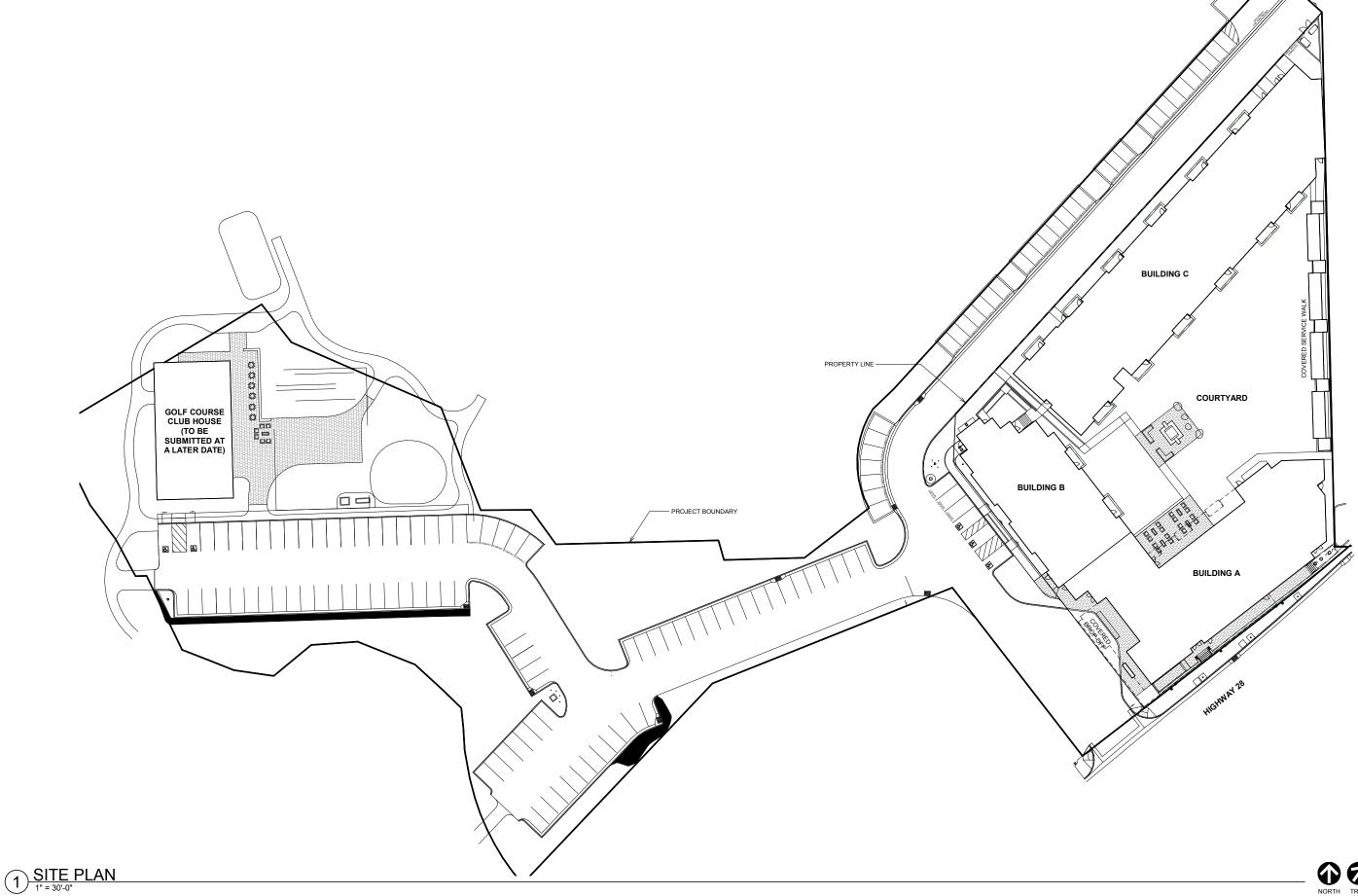
PROPOSED



VIEW 7 - LOOKING AT BUILDING B



PROPOSED













TAHOE CONTEMPORARY INSPIRATION





BUILDING A SOUTH -EAST ELEVATION

BUILDING A SOUTH-EAST ELEVATION 1/16" = 1'-0"



BUILDING A & B SOUTH-WEST ELEVATIONS

BUILDINGS A & B SOUTH-WEST ELEVATIONS 1/16" = 1'-0"



♦ WOOD POSTS BETWEEN STOREFRONT BAYS

BUILDING A ENLARGED ELEVATION 1/8" = 1'-0"





12.07.2017







BUILDING B & C NORTH-WEST ELEVATION 1/16" = 1'-0"





BUILDING A & B NORTH-EAST ELEVATIONS

BUILDINGS A NORTH-EAST ELEVATION 1/16" = 1'-0"



BUILDING C NORTH-WEST ELEVATION



BUILDING C NORTH-WEST ELEVATION 1/16" = 1'-0"





12.07.2017

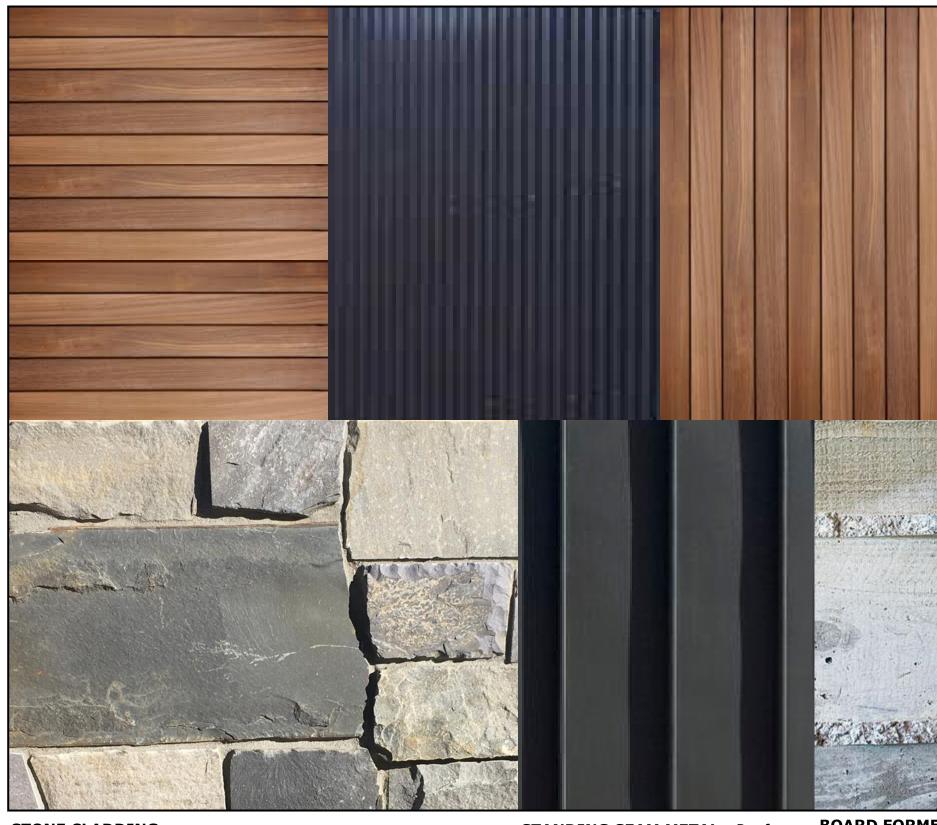


BUILDING C ENLARGED ELEVATION

BUILDING C ENLARGED ELEVATION 1/8" = 1'-0"







STONE CLADDING

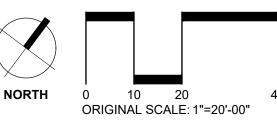
STANDING SEAM METAL - Roof

BOARD FORMED CONCRETE- used for retaining walls at service path

TAHOE CITY

GRADING LEGEND:

NOT FOR CONSTRUCTION

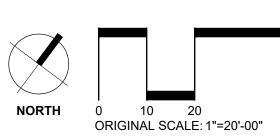








255 N. Lake Blvd, Tahoe City, CA 96145











(Pr

REFER TO CIVIL FOR GRADING
PLANS OF DRIVEWAY, PARKING AND
ADJACENT LANDSCAPE

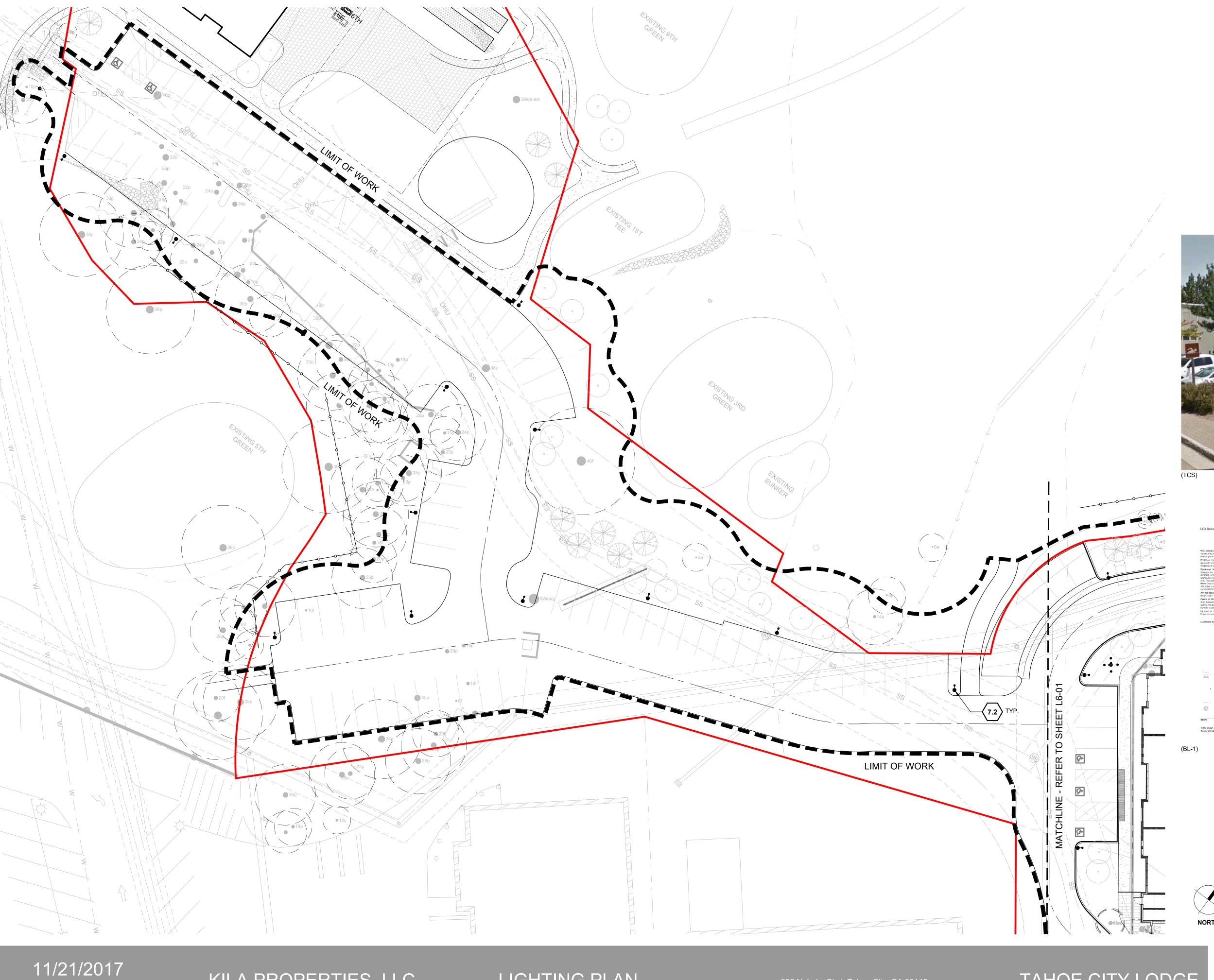
255 N. Lake Blvd, Tahoe City, CA 96145



255 N. Lake Blvd, Tahoe City, CA 96145

TAHOE CITY LODGE TAHOE CITY





SITE KEYNOTES:

7.0 SITE LIGHTING

- 7.1 Tahoe City Standard Street Light7.2 Pedestrian Light Type 1
- 7.3 Bollard Light Type 1
 7.4 Recessed Wall Light Type 1
 7.5 Recessed Stair Light Type 1

LIGHTING LEGEND

- (TCS) Tahoe City Standard Street Light
- Pedestrian Light Type 1
- Bollard Light Type 1
- (RSL-1) Recessed Stair Light Type 1



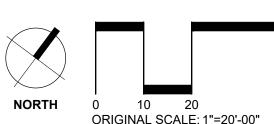


(PL-1) Pedestrian Light Type 1 (Mounting Height - 14'-0")





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255 N. Lake Blvd, Tahoe City, CA 96145

PLANT LIST

ABBR	R. BOTANICAL NAME	COMMON NAME	SIZE
	RGREEN TREES		
IC	Calocedrus decurrens	California Incense Cedar	8'-0" tall
PJ	Pinus jeffreyi	Jeffrey Pine	12'-0" tall
PC	Pinus contorta ssp. murrayana	Lodgepole Pine	8'-0" tall
DECII	DUOUS TREES		
PT	Populus tremuloides	Quaking Aspen	4" Caliper
AR	Acer rubrum 'Red Sunset'	Red Maple	xx" Caliper
SHRU	JBS		
AA	Amelanchier alnifolia	Western Serviceberry	B&B 6'-0" ta
CS	Cornus sericea	Dwarf Red-twig Dogwood	5 Gal.
SD	Spirea densiflora	Mountain Spirea	5 Gal.
PM	Pinus mugo	Mugo Pine	5 Gal.
SP	Salix purpurea 'Nana'	Dwarf Arctic Blue Willow	5 Gal.
GROU	UNDCOVERS/ PERENNIALS		
AM	Achillea millefolium	White Yarrow	3 Gal.
AF	Athyrium filix-femina	Lady Fern	3 Gal.
MO	Monardella odoratissima	Mountain Pennyroyal	3 Gal.
ΑE	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	3 Gal.
GRAS	SSES/ TURF		
FG	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	3 Gal.
HS	Helictotrichon sempervirens	Blue Oat Grass	5 Gal.
	Turf	Kentucky Bluegrass	

NATIVE REVEGETATION

Purshia tridentata Ribes cereum

SEZ Seed Mix - to be made up of the following species and application rates			
Botanical Name	Common Name	Application Rate (PLS lbs./acre)	
Bromus carinatus	California Brome	3.00	
Carex praegracilis	Slender Sedge	0.25	
Deschampsia cespitosa	Tufted Hairgrass	0.50	
Elymus glaucus	Blue Wildrye	3.00	
Elymus trachycaulus	Slender Wheatgrass	4.00	
Festuca rubra ssp. arenaria	Boreal Creeping Red Fescue	0.50	
Hordeum brachyantherum	Meadow Barley	5.00	
Juncus arcticus ssp. littoralis	Mountain Rush	0.05	
Leymus triticoides	Creeping Wildrye	2.00	
Lupinus polyphyllus	Tahoe Lupine	2.00	
Mimulus guttatus	Common Monkeyflower	0.10	
Potentilla gracilis	Cinquefoil	0.50	
TOTAL	•	20.90	

UPLAND Seed Mix - to be made up of the following species and application rates Elymus elymoides Slender Wheatgrass Festuca brevilipa Festuca ovina, 'Covar' Sheep Fescue 'Covar' Poa ampla, 'Sherman' Big Bluegrass, 'Sherman' Achillea millefolium Sulphur Buckwheat Eriogonum umbellatum Linum lewisii Lewis Flax Lupinus argenteus Silver Lupine

Antelope Bitterbrush

Wax Currant

LANDSCAPE PLANTING NOTES

1. If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.

2. Exact locations of plant materials to be approved by the Landscape Architect in the field prior to installation.

3. Verify plant counts and square footages: Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.

4. Provide matching forms and sizes for plant materials within each species and size designated on the

5. Prune newly planted trees only as directed by Landscape Architect.

6. Align and equally space in all directions shrubs so designated per these notes and drawings.

7. Finish grades of shrub areas and lawns shall be 1 1/2 inches below adjacent paving or header.

8. Cut and remove burlap from top 1/3 of ball.

9. All tree, shrub and groundcover plantings shall be top dressed with a 2" layer of fresh bark mulch unless specified otherwise by Landscape Architect.

REVEGETATION NOTES

1. All areas disturbed by construction activities shall be revegetated. Additional revegetation may be required beyond what is shown on plans.

2. A minimum of two inches (2") of topsoil shall be placed on all disturbed areas. Topsoil shall include all of the organic-rich layer of soil immediately under the duff layer. Topsoil shall be stored with minimal handling and no compaction, and should not be mixed with spoil material.

3. Disturbed areas that are compacted or have experienced heavy vehicle and equipment use shall be plowed with a ripper or other deep tillage implement where feasible to a depth of 12". Soil may be loosened with a backhoe bucket equipped with cutting teeth if loosening is done such that clods remain and soil is not pulverized or inverted. Following soil loosening, all further equipment traffic shall be eliminated from the

4. All areas disturbed as a result of this work shall be revegetated in accordance with TRPA's Handbook of

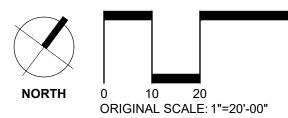
IRRIGATION NOTE

A combination of native, drought resistant plant material and an efficient irrigation system is proposed for the project. An automatic controller with multiple functions will be used to operate different pressure zones and moderate the rates of application of water on a zone by zone basis. Rain sensors will monitor the operation of the system and shut it off during natural rain events. Drip irrigators around trees, shrubs, and perennials will be used to eliminate evaporation loses. Drip irrigators will reduce overall water consumption in these areas by 50-70%. Plant species have been grouped with similar water requirements on common zones to match precipitation heads and emitters.

FERTILIZER MANAGEMENT

- Landscape maintenance and management shall be consistent with Chapter 5: Soil and Vegetation Management of the TRPA BMP Handbook.
 Engage an independent, state-operated, or university-operated laboratory; experienced in soil science, soil testing, and plant nutrition to conduct a soils test and provide recommendations on the recommended soil
- amendments necessary to achieve desirable soil characteristics for plant establishment. 3. Use phosphorus free, slow release fertilizer for all perennial and shrub areas. Use phosphorus free
- fertilizer 10-0-3 or approved equal at a rate 1/2 to 3/4 pounds per 1000 sf during each application.
- 4. For tree fertilization use "Jobe's Evergreen Tree fertilizer spikes" or approved equal which are specially formulated to maintain good tree health. Fertilizer spikes shall not be installed over existing vegetation or outside the limit of disturbance.

NOT FOR CONSTRUCTION











5 Gal.



PLANT LIST ABBR. BOTANICAL NAME COMMON NAME **EVERGREEN TREES** Calocedrus decurrens California Incense Cedar Pinus ieffrevi Jeffrev Pine Lodgepole Pine 8'-0" tall Pinus contorta ssp. murrayana **DECIDUOUS TREES** AR Acer rubrum 'Red Sunset' AA Amelanchier alnifolia Cornus sericea Dwarf Red-twig Dogwood 5 Gal. Spirea densiflora Mountain Spirea 5 Gal. 5 Gal. Pinus mugo SP Salix purpurea 'Nana' Dwarf Arctic Blue Willow GROUNDCOVERS/ PERENNIALS Achillea millefolium Athyrium filix-femina Lady Fern Monardella odoratissima Mountain Pennyroyal 3 Gal. 3 Gal. Arctostaphylos 'Emerald Carpet' Emerald Carpet Manzanita **GRASSES/ TURF**

NATIVE REVEGETATION

HS Helictotrichon sempervirens

SEZ Seed Mix - to be made up of the following species and application rates **Botanical Name** Bromus carinatus California Brome Slender Sedge Carex praegracilis Tufted Hairgrass Deschampsia cespitosa Blue Wildrye Elymus glaucus Elymus trachycaulus Slender Wheatgrass Festuca rubra ssp. arenaria Boreal Creeping Red Fescue Hordeum brachyantherum Meadow Barley Juncus arcticus ssp. littoralis Leymus triticoides Lupinus polyphyllus Mimulus guttatus Common Monkeyflower Potentilla gracilis Cinquefoil

Elijah Blue Fescue

Kentucky Bluegrass

Blue Oat Grass

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